

Bountiful City
Administrative Committee Minutes
August 19, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members – Lloyd Cheney; Assistant Planner – Royce Davies; and Recording Secretary – Darlene Baetz

Excused: Committee Member – John Marc Knight

1. Chairman Jensen opened the meeting at 5:06 pm and all present introduced themselves.
2. Consider approval of minutes for July 22, 2013.

Mr. Cheney made a motion to approve the minutes for July 22, 2013 as written. Chairman Jensen seconded the motion. Voting passed 2-0 in favor.

3. **PUBLIC HEARING** – Consider a Conditional Use Permit to allow for Solar Panels at 2533 S. 200 W., Robert Wing, applicant. (Mark Sheet, Hunt Electric, contractor).

Robert and Diana Wing were present. Royce Davies presented the staff report.

The Applicant's property is located in the R-4, Single Family Zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit if they are over 10 Watts.

Plans have been submitted showing 55 total panels with 26 panels on the southern roof face and 29 panels on the eastern roof face. The roofing material below the proposed arrays is asphalt shingle. The Quick Mount rack system for attachment of the arrays will be bolted to the roof trusses with 5/16"x6" hanger bolts. The new panels will match the pitch of the roof (8/12 on the south face and 6/12 on the east face). The solar panels will be mounted via the preinstalled Quick Mount rack system mentioned above. A review of sunlight reflected by the arrays indicates no major impacts on surrounding properties. An engineer is still needed to perform truss and joist analysis prior to installation.

Based on the findings, staff has determined that the Applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. This Conditional Use Permit is solely for this site and is non-transferable.

Chairman Jensen opened the public hearing and closed the hearing at 5:08 without any comments.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow solar panels at 2533 S. 200 W., Robert Wing, applicant with the conditions set forth by staff. Chairman Jensen seconded the motion. Voting passed 2-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, for Solar Panels at 1605 S. Orchard Dr., Forrest Gray, applicant.

Item was tabled until next meeting.

5. Chairman Jensen ascertained there were no other items to discuss. Mr. Cheney made a motion to adjourn. Chairman Jensen seconded the motion. The meeting was adjourned at 5:11 pm.